

# Mentawai Bay: The Regenerative Legacy

A Project of Strategic National Importance to Indonesia  
at Siberut Island, Indonesia

**US\$16.885 Billion SEZ.**  
**Capitalized. De-risked. Architected.**

**The Asset:** A fully capitalized Special Economic Zone foundation.

**The Reality:** Contiguous land titles secured; foundational capital deployed.

**The Vision:** A groundbreaking green city and pioneer in regenerative economics.

# A MATURE DEVELOPMENT PLATFORM

Beyond Speculation: An Advanced-Stage Infrastructure Reality



**Land Secured:** 2,600ha Concession & Contiguous Titles (Siberut Island)



**Technology Architected:** ilipa One SEZ Operating System



**Corporate Structure:** 35+ Specialized SPVs under Mentawai One Pte Ltd



**Status: EXECUTION READY.**

The high-risk conceptual phase is fully funded and successfully executed.



# SOVEREIGN ALIGNMENT & GLOBAL LEADERSHIP

Direct support for Indonesia's MP3EI and Green Growth Strategy.

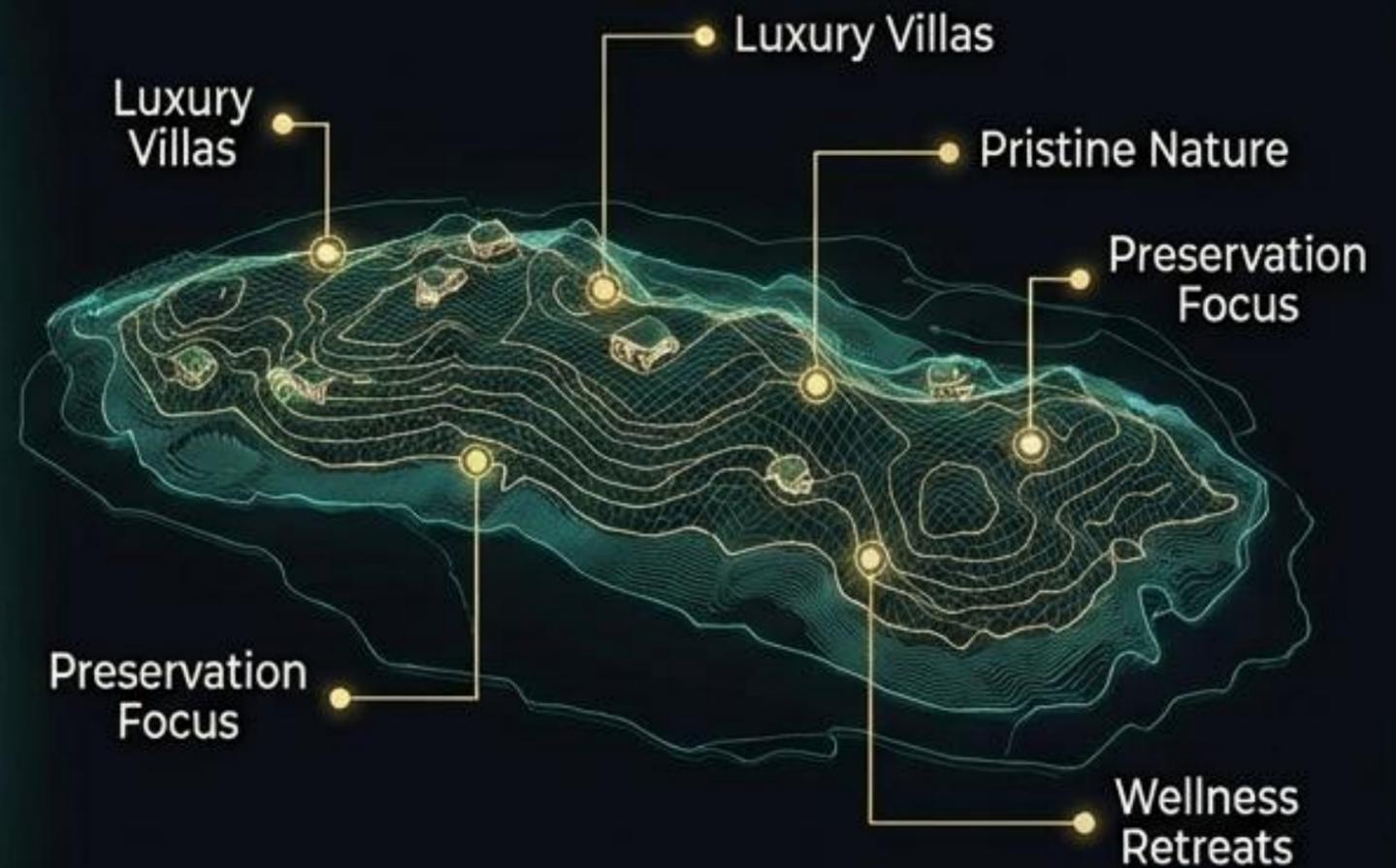


# Creative Structuring: The Hybrid Thematic Economic Model (HTEM)

Applying 'Theme Park Economics' to a sovereign zone. Movement, density, and yield are orchestrated via digital infrastructure to separate heavy industry from pristine leisure.



**Mainland Engine (500ha) -  
Industrial Zone & Energy Generation**



**Island Sanctuary (2,600ha) -  
High-Yield Eco-Tourism**



# A Six-Phase Execution Blueprint

Rigorous sequencing from land assembly to 100-year legacy.

COMPLETE

ACTIVE

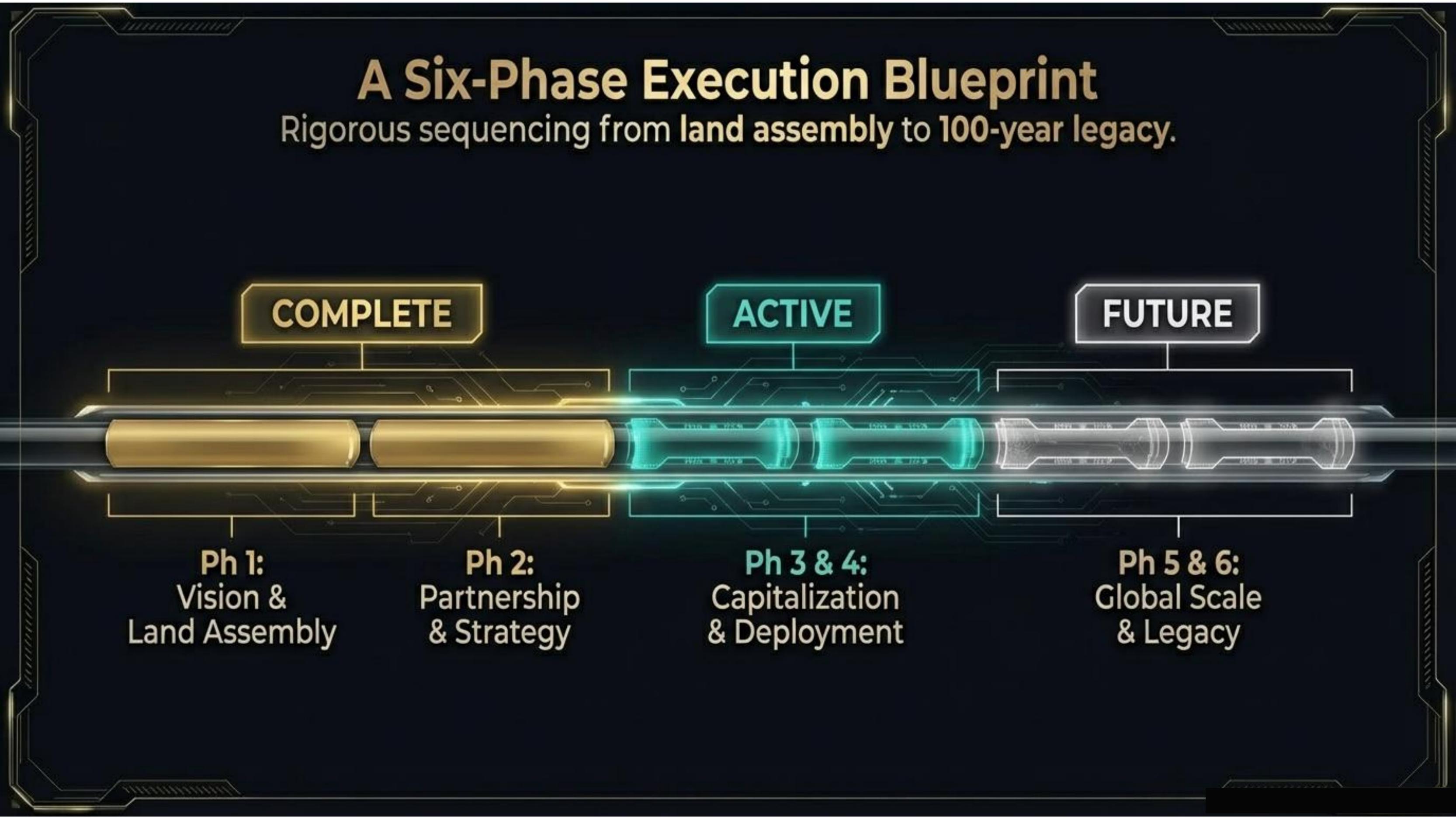
FUTURE

Ph 1:  
Vision &  
Land Assembly

Ph 2:  
Partnership  
& Strategy

Ph 3 & 4:  
Capitalization  
& Deployment

Ph 5 & 6:  
Global Scale  
& Legacy



# Phase 1: Vision & Land Assembly



 **Land Acquisition:** 2,600 contiguous hectares secured and surveyed.

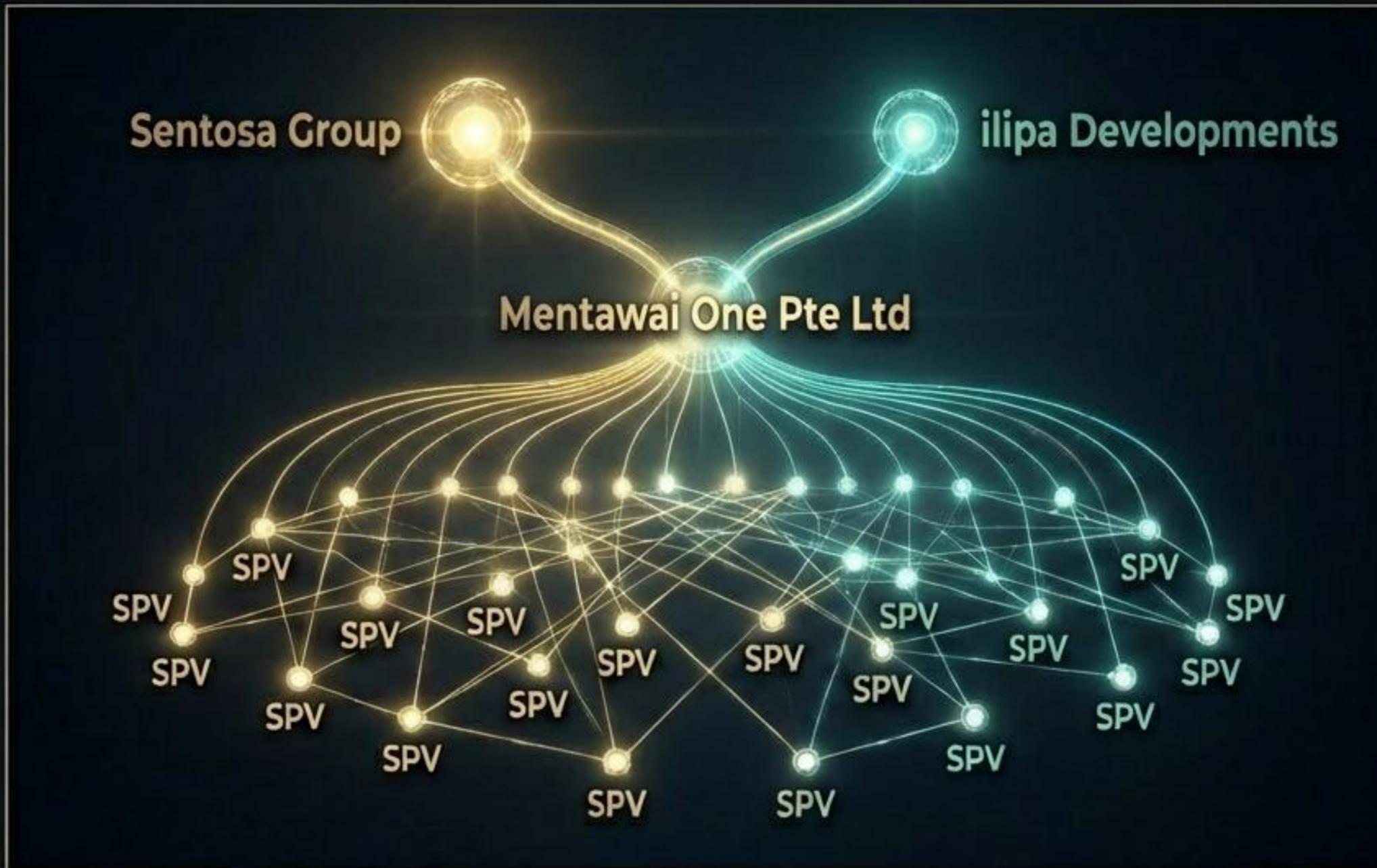
 **Social License:** 10+ years of trust-building with indigenous Mentawai communities.

 **SEZ Initiation:** Regulatory hurdles navigated; principal support secured.

**EXECUTION CONCLUDED. FULLY FUNDED.**

# Phase 2: Partnership & Visionary Strategy

EXECUTION CONCLUDED. FULLY FUNDED.



 **The Joint Venture:** Sentosa Group (Local Authority) + ilipa Ventures (Global Tech).

 **Governance:** Mentawai One Pte Ltd established as ultimate holding company.

 **Strategy:** 'Integrative Innovation' masterplan delivered.

# Phases 3 & 4: Masterplanning & Physical Deployment



**80% FUNDED**

**Current  
Year**

Capitalization  
& Gazetting

Pre-IPO  
Private  
Placement  
(US\$350-400M)

Physical  
Deployment  
(2028-2032)

Pei-Peei  
Airport

Pei-Pei Airport,  
MAC Marina,  
8.5 MW  
Geothermal Pilot

**Status: ACTIVE.**

# Phases 5 & 6: Global Liquidity & Legacy

Primary SGX Listing & NASDAQ Dual-Listing.

2033

Maturity: US\$4.25B Economic Output / 700k Visitors.

2038

The Exit: 100-Year Legacy Trust & US\$500M Endowment Transfer.

2125

Status: SCHEDULED EXECUTION.



# A GROUNDBREAKING GREEN CITY

Architecture functions \*as\* the land. Mandated 85% National Park coverage.

POWER: ZERO-CARBON VIA  
150KM HVDC SUBMARINE CABLE.

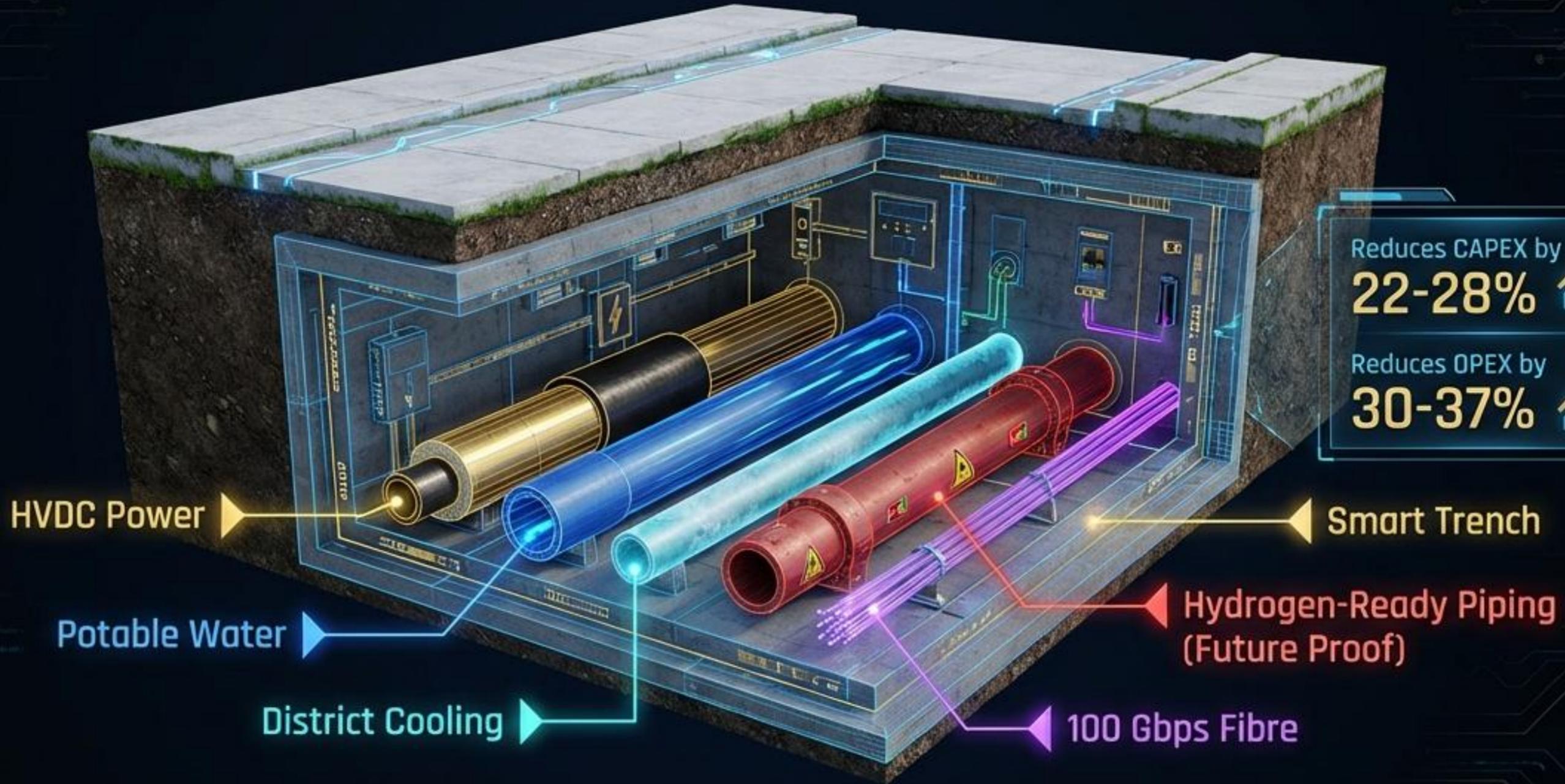
RESOURCE	STATUS
WOOD	95%
STEEL	90%
GLASS	85%
CONCRETE	80%
INSULATION	75%
WATER	70%
WASTE	65%
ENERGY	60%

RESOURCE	STATUS
WOOD	95%
STEEL	90%
GLASS	85%
CONCRETE	80%
INSULATION	75%
WATER	70%
WASTE	65%
ENERGY	60%

MATERIALS: SYSTEM 3E, CROSS-  
LAMINATED TIMBER, SOLAR E-GLASS.

STATUS: SCHEDULED DEPLOYMENT.

# Smart Infrastructure: The 'Dig Once' Methodology



Reduces CAPEX by €  
**22-28%**

Reduces OPEX by \$  
**30-37%**

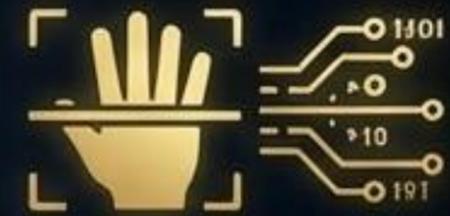
Status: SCHEDULED DEPLOYMENT.

# DEVELOPING THE TECHNOLOGICAL FRONTIER

Key Insight: ilipa One SEZ Operating System. Sovereign infrastructure; no fragmented legacy SaaS.



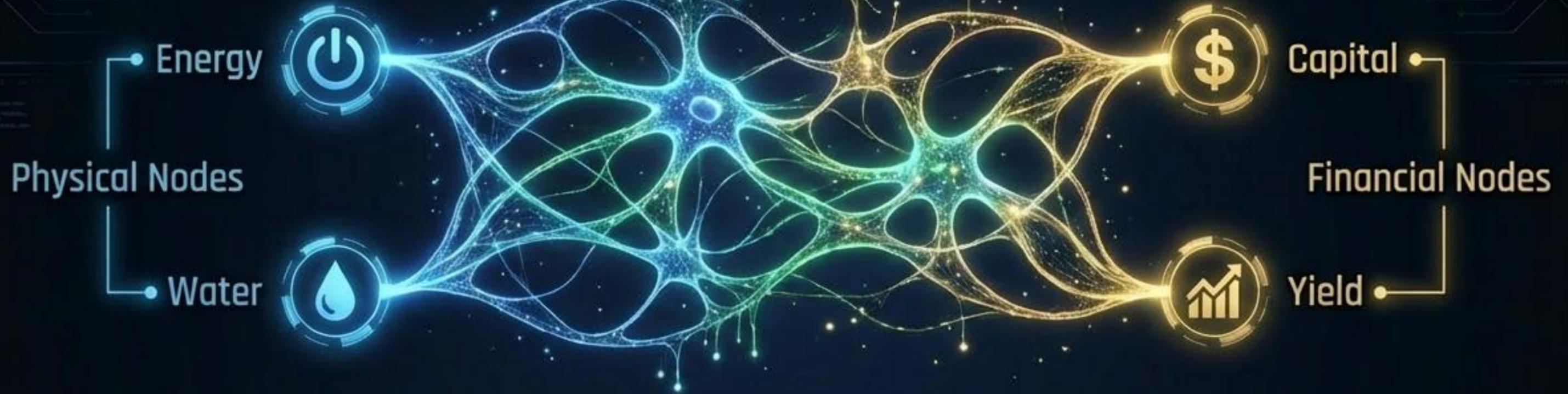
Frictionless Paradise:  
Wallet-free, phone-free  
biometrics via Mentawai.one  
Super App.



Technology: Fujitsu  
Palm-Vein Integration.

STATUS: BIOMETRIC INTEGRATION ACTIVE.

# AI as Sovereign Institutional Infrastructure



AI optimizes energy, water, and capital allocation across all 35 SPVs.

**AI** Anthropic  
(Governance)

Google DeepMind  
(Physical Systems)

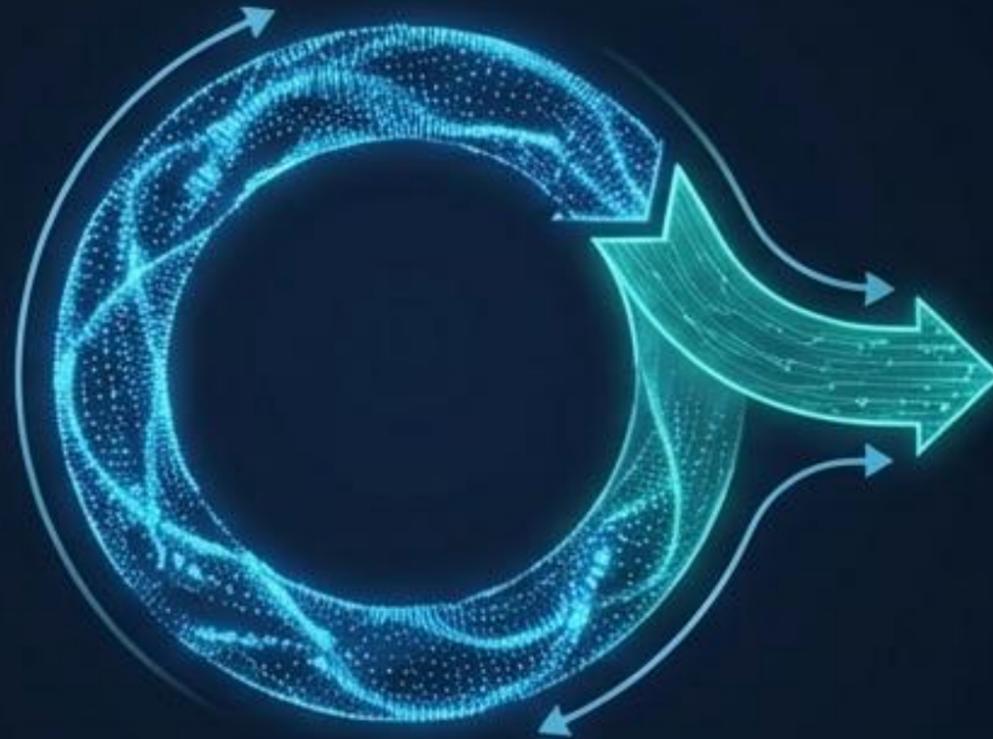
**⚠ Human-in-the-Loop: Prevents autonomous irreversible financial actions.**

**STATUS: AI ALLOCATION OPTIMIZATION ACTIVE.**

# Structural Conservation: The Torqua Protocol

Key Insight: Automated conservation finance. Not philanthropy, but structural code.

Transactions



Mentawai  
Conservation  
Foundation



Transaction Fee:  
1.75% deduction from  
every SEZ transaction.



Mainland Covenant:  
1-5% of industrial  
net profits.



Projected Impact:  
US\$2.8 Billion in automated  
capital over 25 years.

STATUS: TORQUA PROTOCOL OPERATIONAL.

# A Sanctuary for Global Creatives

A refuge for the human spirit in an age of digital fatigue.

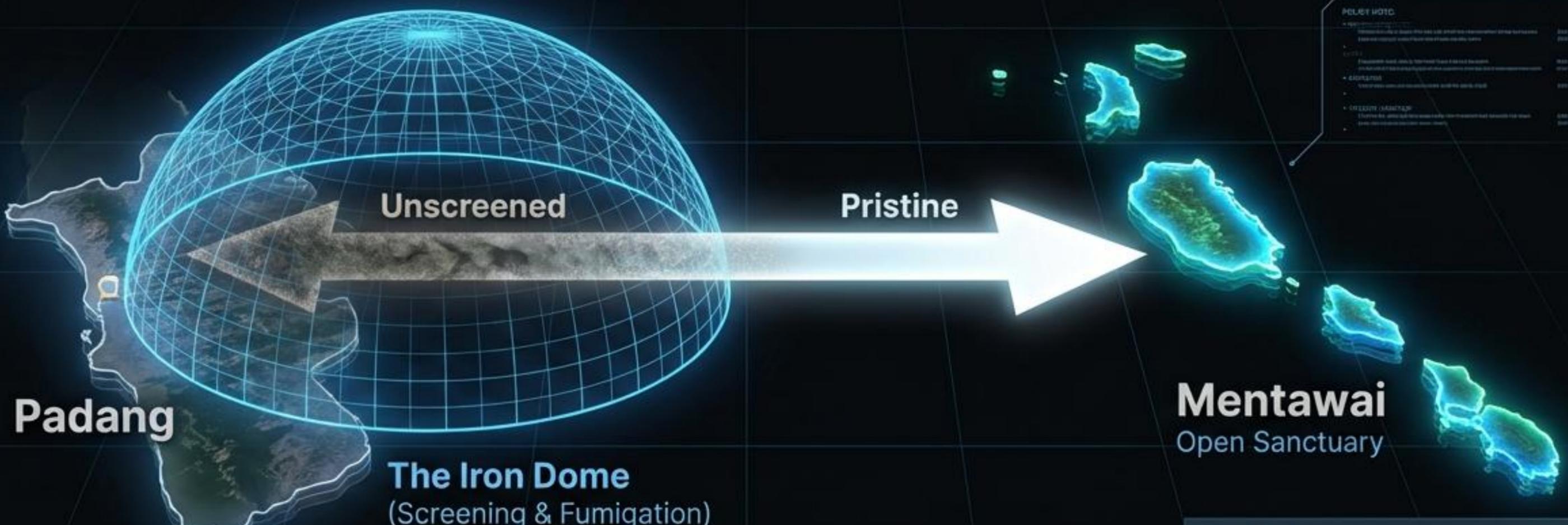


**M Labs:** Regenerative light-industrial precinct for artisan craftsmanship.



**MoHo @ Mentawai:** Acoustic sanctuary & Global Culinary Exchange.

## The Talent Magnet & Biosecure Border



Padang

Unscreened

Pristine

Mentawai  
Open Sanctuary

**The Iron Dome**  
(Screening & Fumigation)

**Key Insight:** Frictionless island experience achieved by screening cargo upstream.

### POLICY NOTE

**Virtuoso Visas:**  
48-hour fast-track visas for elite global talent.

# Sovereign Institutional

## PREMIUM REAL ESTATE: INDEPENDENT CAPITALIZATION

**Key Insight:** Construction is fully capitalized independently.  
Pre-sales are strictly for market validation.

### FINANCIAL STRUCTURE



**Escrow Security:** Funds held in escrow, never used as working capital.



**Addressable Market:** US\$2.8–7.2 Billion (Expat/Lifestyle Migrants).



**Asset Class:** Indonesia's only freehold island residential market with SEZ benefits.

STATUS: INDEPENDENT CAPITALIZATION & SECURE ASSET CLASS.

# Sovereign Institutional

## Institutional Governance & Capital Readiness

**Key Insight:** Risk is ring-fenced. Capital is secure.  
Jurisdiction is transparent.

**Mentawai One Pte Ltd**  
(Singapore)

**Sector-Specific  
SPVs**

**Structure:** 35+ Sector-Specific SPVs for  
targeted institutional deployment.

STATUS: INSTITUTIONAL GOVERNANCE & CAPITAL READINESS **SECURE**

# THE 100-YEAR LEGACY TRUST

**Key Insight:** Stewardship over Ownership



## THE HORIZON



**The Exit:** Irrevocable transfer of assets to the Indonesian people in 2125.



**The Endowment:** US\$500M fund to maintain infrastructure in perpetuity.

**STATUS: STEWARDSHIP & PERPETUAL ENDOWMENT SECURE**

Sovereign Institutional

# A Regenerative Legacy

Join the Capitalization of Phase 4.



**Invitation** for institutional investors and sovereign wealth funds.

**“Environment and Prosperity** are not in competition—they are in **synergy.**”

**STATUS: REGENERATIVE LEGACY & CAPITALIZATION SECURE**